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37 ARCHIBALD GROVE
BUCKIE, AB56 1NG



Extended & Upgraded Detached Modern Bungalow

- Popular residential area close to shops & schools
- Full D.G, mains gas C.H & 2 wood burning stoves
- Lounge, Family Room, Fitted Dining Kitchen, Utility Room
- Toilet, Bathroom, Office/Bedroom 5 & 4 Bedrooms (1 en-suite)
- Garden areas surrounding. Off road parking & 2 Garages.

Offers Over £325,000
Home Report Valuation £325,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We offer for sale this detached modern bungalow, which is situated within a sought-after residential area on the eastern fringe of the coastal town of Buckie. The property is conveniently placed for Millbank Primary and Nursery Schoos and close to the town centre shops, supermarkets, medical centre and leisure centre making it ideal for those with family. This lovely property has been extended over the year and has recently been upgraded to a high standard boasting spacious, well-appointed single storey accommodation with full double-glazing, mains gas central heating (new boiler installed 2024), 2 wood burning stoves and oak finishings and internal doors. The property offers a spacious lounge, beautiful, fully fitted dining kitchen, separate family/sitting room, utility room, family bathroom with 4-piece white suite, cloakroom toilet, office/bedroom 5, spacious master bedroom with fitted furniture, dressing room and en-suite shower room and 3 further double bedrooms. The present owners have maintained and presented the property well. All fitted floorcoverings, curtains, window blinds and light fittings are to be included leaving this lovely home in a true move-in condition.

ACCOMMODATION

Hallway

Enter through glass panelled exterior door into the hallway, which has doors to the lounge, dining kitchen, bathroom, bedrooms 2,3 and 4. Built-in cupboard with fitted shelf, hanging rail and the fuse box. Ceiling hatch with pull down ladder allowing access to loft space, which has power, light and the central heating boiler.



Lounge

4.90 m x 4.10 m

Glass-panelled door from the hallway. A spacious room with large front facing. Substantial wooden mantle, recessed wood burning stove with tiled hearth.



Bedroom 2

3.52 m x 3.00 m

Double size bedroom with double, rear facing window. Double built-in wardrobe with sliding mirror doors, fitted shelf and hanging rail.



Bedroom 3**3.00 m x 2.92 m**

Double size bedroom with double front facing window. Two double built-in wardrobes with sliding doors, fitted shelf and hanging rail.



in shower. Fitted furniture in a red coloured, gloss effect finish providing useful storage cupboards and enclosing the cistern. Full wall and floor tiling. Heated towel ladder radiator.

**Bathroom****2.98 m x 2.32 m**

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin, jacuzzi bath and separate walk-

**Bedroom 4****3.00 m x 2.90 m**

Double size bedroom with front facing window. Double built-in wardrobe with sliding doors, fitted shelf and hanging rail.



Dining Kitchen

7.78 m x 2.98 m

Glass panelled door from the hallway. A stunning open plan kitchen/diner with double rear facing window overlooking the rear garden. Recently upgraded with a quality selection of base and wall mounted units in a white and pale grey, matt finish with slate effect countertops and

upstands. Features of the kitchen include deep pan drawers, display areas, shaped corner units and a fitted table. Integrated 5 burner gas hob, large oven, extractor hood, fridge, dishwasher and waste-disposal unit. One and a half bowl sink and drainer unit with mixer tap. Midwall splashback panelling. Open plan to the family sitting room.



Family/Sitting Room

4.84 m x 3.77 m

A lovely family seating area located off the kitchen with French doors out onto the timber decked area in the rear garden. Wood burning stove set on a slate hearth. Fitted furniture providing a useful study area comprising of

cupboards, illuminated display areas, drawer units and a fitted countertop desk. Glass panelled door to rear hallway



Rear Hallway

The rear hallway has doors to the family/sitting room, toilet, utility room, office/bedroom 5, master bedroom and the integral garage.

Office/Bedroom 5 3.00 m x 2.38 m

Side facing window. This room provides space for use as an office/hobby room or as single bedroom. Ceiling hatch with pull down ladder allowing access to the storage loft.

Toilet 2.38 m x 1.30 m

Side facing window. Fitted with a white suite comprising of toilet and wash-hand basin.



Utility Room

2.38 m x 1.80 m

Side facing window. Fitted countertop and double base unit. Sink and drainer unit with mixer tap. Glass panelled exterior to the east side of the property.



Master Bedroom

4.78 m x 3.60 m

An extremely spacious, double aspect master bedroom with double side and rear facing windows. Fitted with a quality selection of bedroom furniture comprising of wardrobes, cupboards and 2 drawer units providing excellent shelving and hanging space. Walk-in wardrobe with double hanging space, fitted shelving and shoe racks. Door to the en-suite.



En-suite **2.38 m x 2.08 m**
Side facing window. Fitted with a white suite comprising of toilet, wash-hand basin and shower enclosure. Fitted with a selection of furniture in a pale grey coloured gloss effect finish providing useful base and wall mounted storage cupboards and enclosing the cistern. Wetwall panelling within the shower area.



Integral Garage

6.02 m x 4.33m

Spacious integral garage with electric up and over door allowing car access from the driveway at the front of the property. Side facing window. Power points, lights and water tap. Glass panelled exterior door allowing access to the side of the property.

OUTSIDE

The property occupies a generous size site with garden areas surrounding. Paths allow access at the side of the property between the front and rear gardens. A tarred drive allows access to both garages and provides off road parking spaces for a number of vehicles. Stone chip area provides additional parking. The rear garden is enclosed and enjoys a generally southerly aspect and quite private making it a super suntrap. Large area laid in grass with stone chip borders. Timber decking area accessed from the French doors in the family gives views over the garden and provides a super spot for entertaining and al-fresco dining. Rotary clothes dryer. Exterior lights, power points and EV charging point.

Garage

7.40 m x 3.20 m

Detached, block built garage with up and over car door allowing car access from the driveway at the front of the property. Power and light. Side door from the side garden.





SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen appliances.

N.B

Planning permission was previously granted to convert part of the loft space to provide an additional accommodation.

Council Tax

The property is currently registered as band E

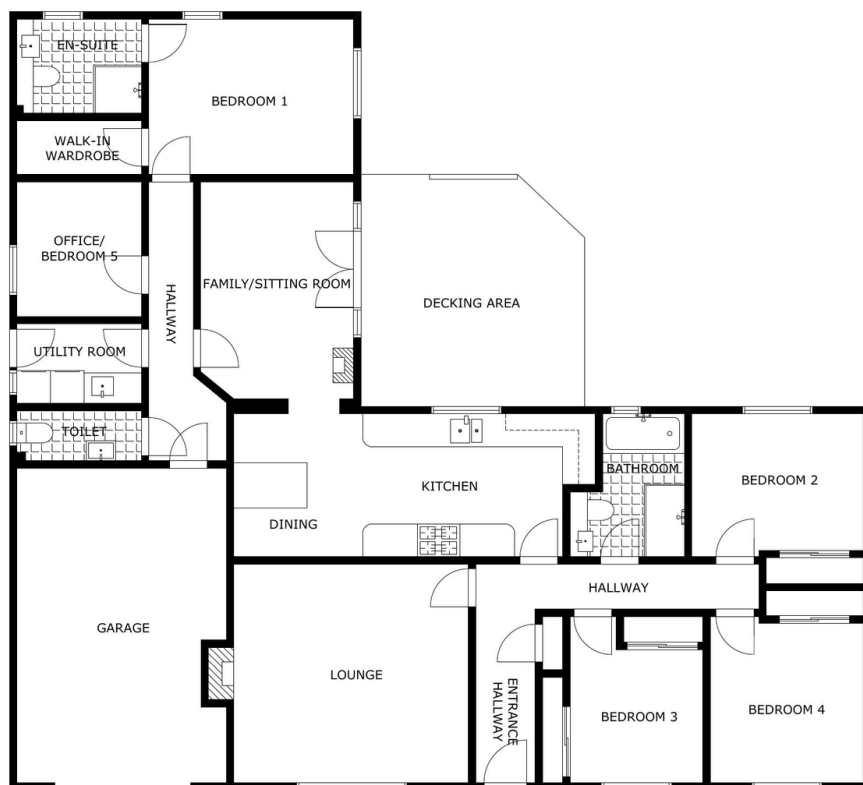
EPC Banding EPC=C

Viewing

By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

Email buckie.property@stewartwatson.co.uk

Reference Buckie/CF



These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.

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